

# Proposed Zoning Ordinance Changes

**City of St. Marys, GA**  
**May 12, 2017**

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# Summary of Proposed Changes

Proposed Zoning Ordinance Changes





# Summary of Zoning Changes

## ➤ Residential Districts

- Smaller lots with reduced setbacks

## ➤ Downtown Area

- Form-based design elements

## ➤ Commercial & Office Districts

- Design standards & min. lot widths/curb cuts
- Office district with TH & MF as special permit

## ➤ Industrial Districts

- Move heavy uses from light industrial district

## ➤ Delete Unnecessary Districts



# Summary – continued

- **Change How Special Permit Uses Handled**
- **Revise Administrative Section**
  - Site Plan Review
  - Administrative Review
  - Application Requirements
  - Nonconformities
  - Zoning and Hearing Procedures
  - Variances
  - Relief Options and Appeals and Enforcement
- **Increase Readability & Function**



# Zoning Ordinance – Articles


- Art. I – Introductory Provisions.
- Art. II – Zoning Districts.
- Art. III –Uses, Dimensions & Building Types.
- Art. IV – General Development Standards.
- Art. V –Design Standards & Conditions.
- Art. VI – Parking / Landscape Buffers.
- Art. VII – Administration.
- Art. VIII – Zoning Decisions & Other Actions.
- Art. IX – Appeals.
- Art. X – Enforcement & Penalties.
- Art. XI – Definitions.

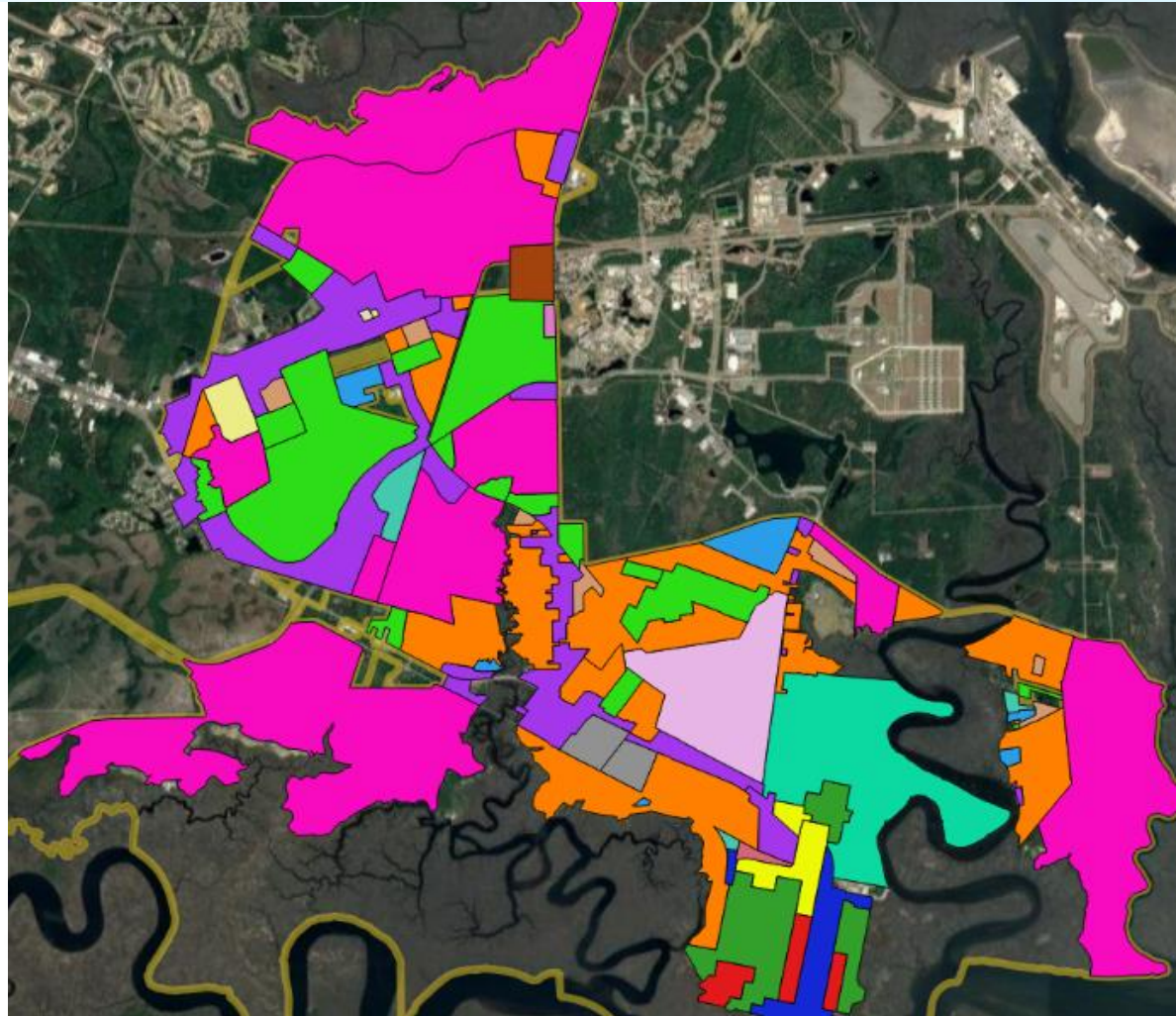


# Existing Zoning Map

## Legend

170412.FormBasedZoning

-  A-F
-  C-2
-  C-3
-  C-G
-  C-P
-  DCR
-  DMS
-  DT
-  DTR
-  I-A
-  I-G
-  I-L
-  M-H
-  PD
-  PD I-P
-  R-1
-  R-2
-  R-3
-  R-5





# Article III – Downtown Form-Based Districts

Elements to be Incorporated into Downtown District



# Downtown Form-Based District

## ➤ Downtown Form-Based District (was C-1)

- Rename: “Downtown St. Marys District”
- Include all of Downtown Character Area

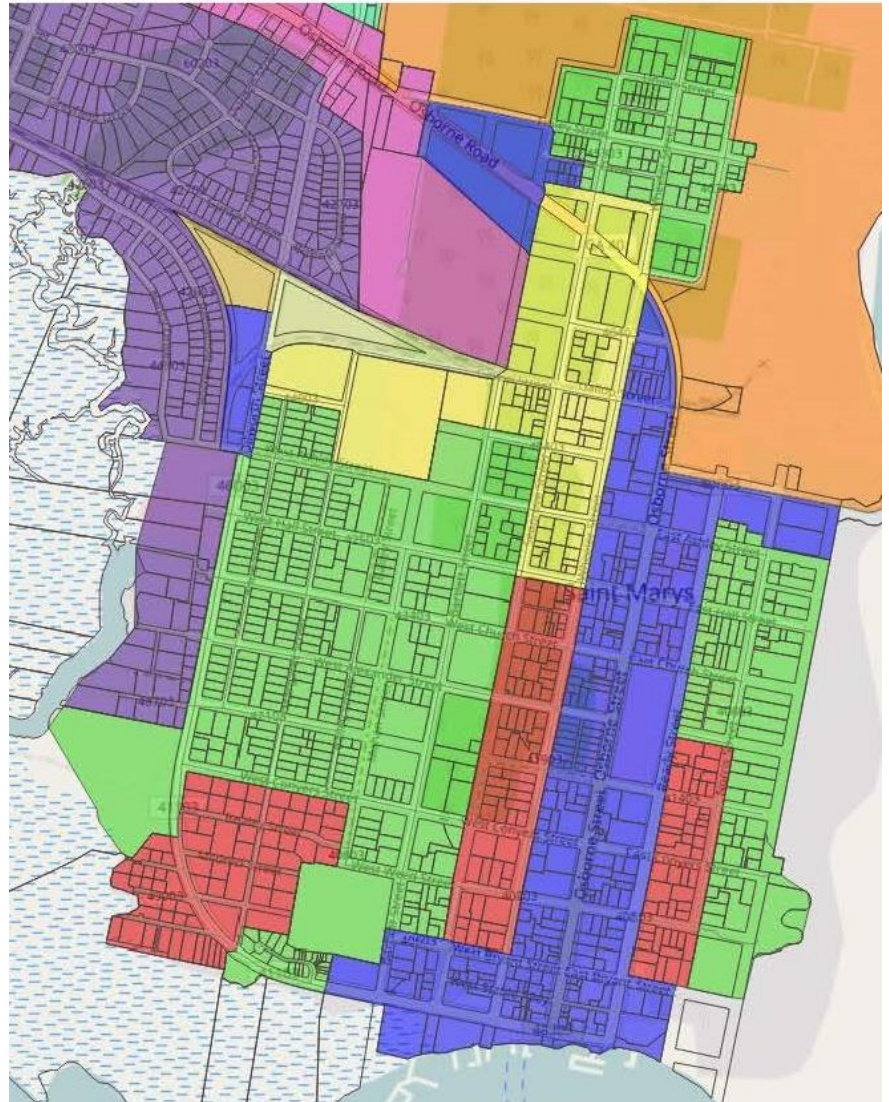
## ➤ Downtown District: Sub-Districts

- Downtown Main Street **(BLUE)**
- Downtown Transitional **(YELLOW)**
- Downtown Cottage Residential **(RED)**
- Downtown Traditional Residential **(GREEN)**



# Form-Based Districts – Draft Map

- Downtown Main Street (BLUE)
- Downtown Transitional (YELLOW)
- Downtown Traditional Residential (RED)
- Downtown Cottage Residential (GREEN)





# Form-Based Districts (cont'd)

## ➡ Relationship to Historic District

- Properties within Historic District still subject to Historic District Ordinance

## ➡ General Concepts

- Allow all types of residential based on location
- Require how buildings address the street
- Require “build-to” standards
- Add building design standards to foster reuse of buildings
- Allow on-street parking to count for part of multi-family required parking



# Form-Based Districts (cont'd)

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## ■ Detached and Attached Building Types

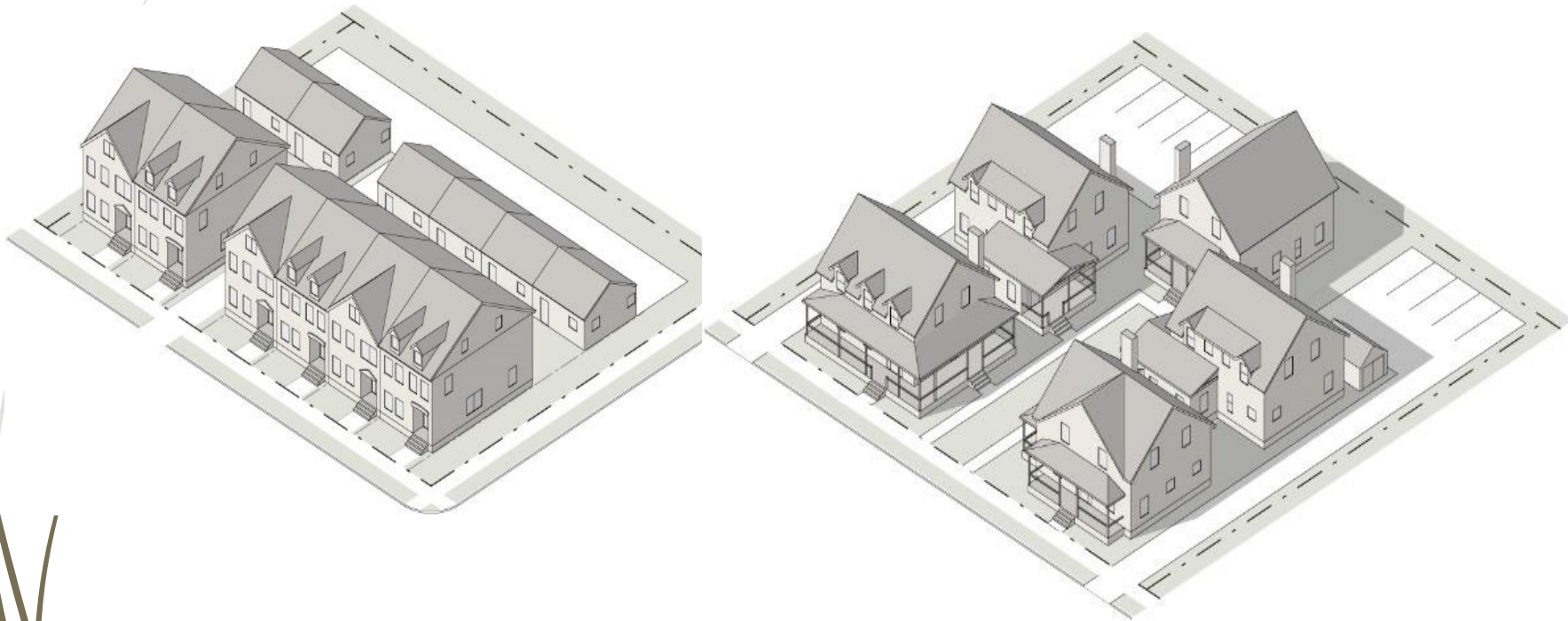




# Form-Based Districts (cont'd)

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## ■ Townhomes and Cottage Courts Building Types

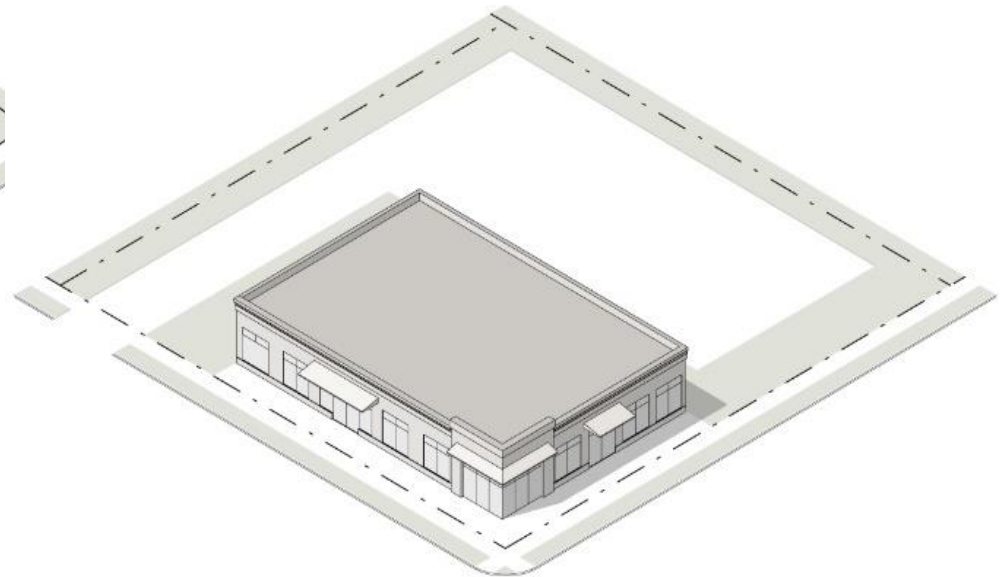
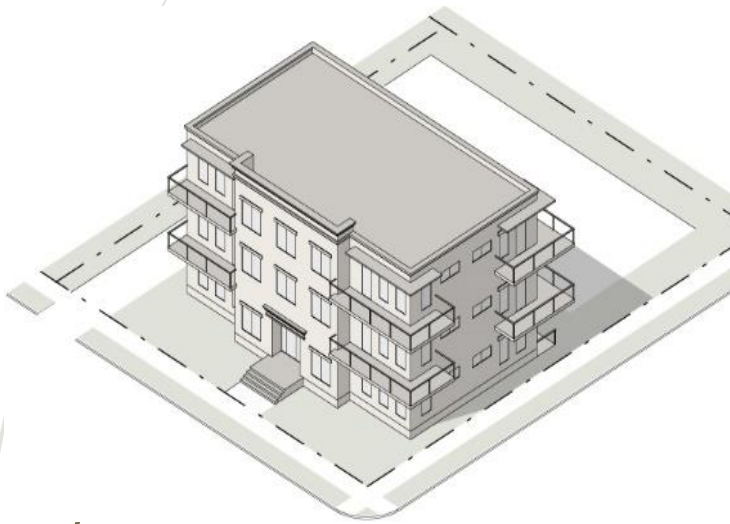




# Form-Based Districts (cont'd)

13

## ➤ Apartment and Store Front Building Types

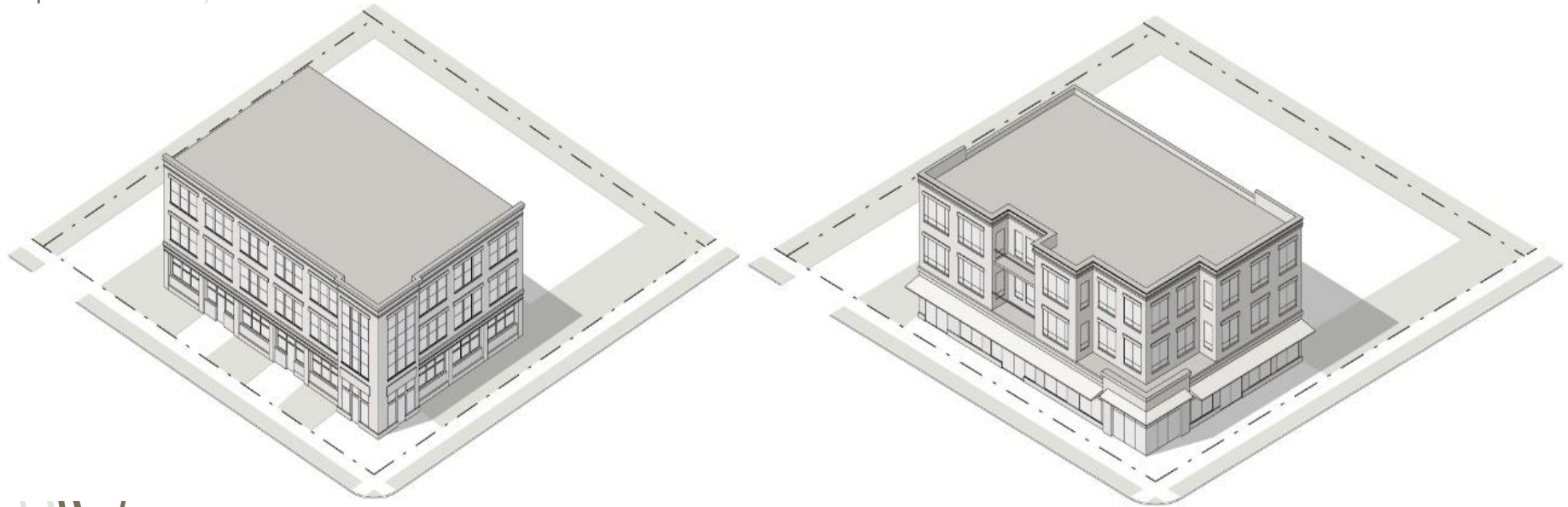




# Form-Based Districts (cont'd)

14

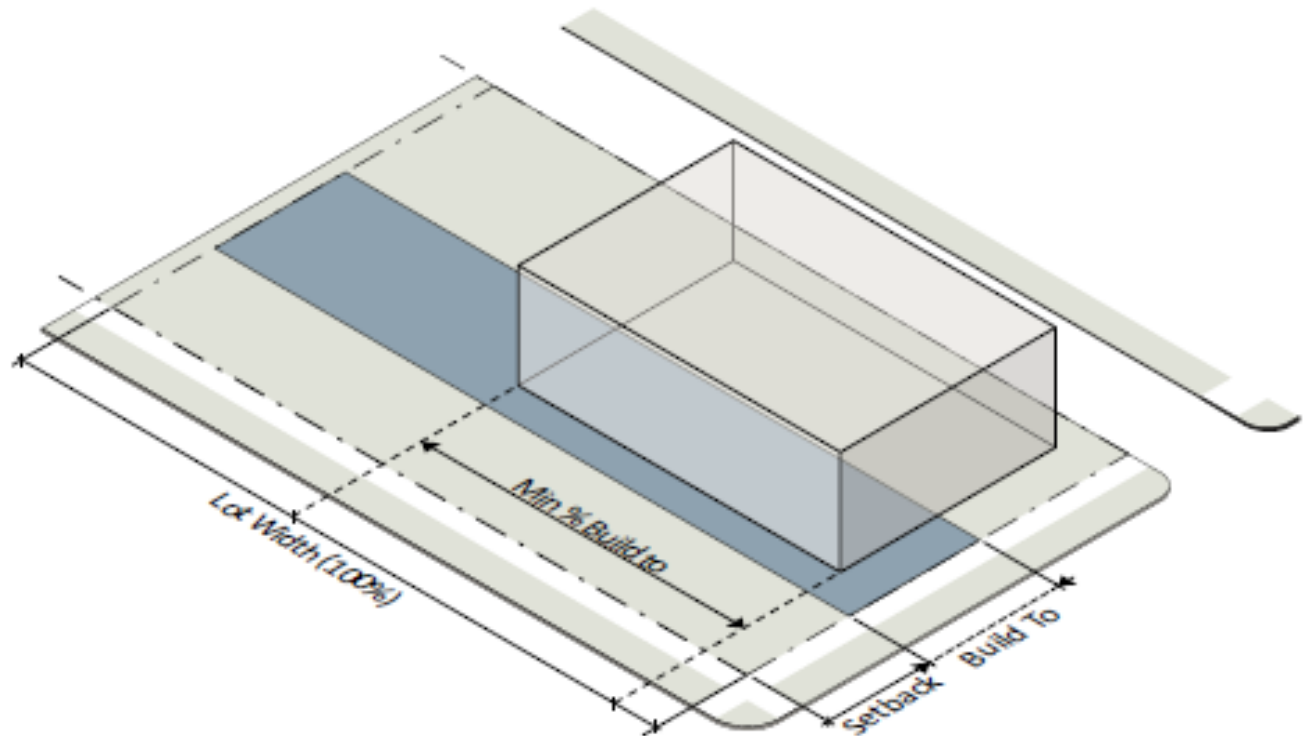
## General Building and Mixed Use Building Types





# Form-Based Districts (cont'd)

## ➡ Coding for How Buildings Address Lot



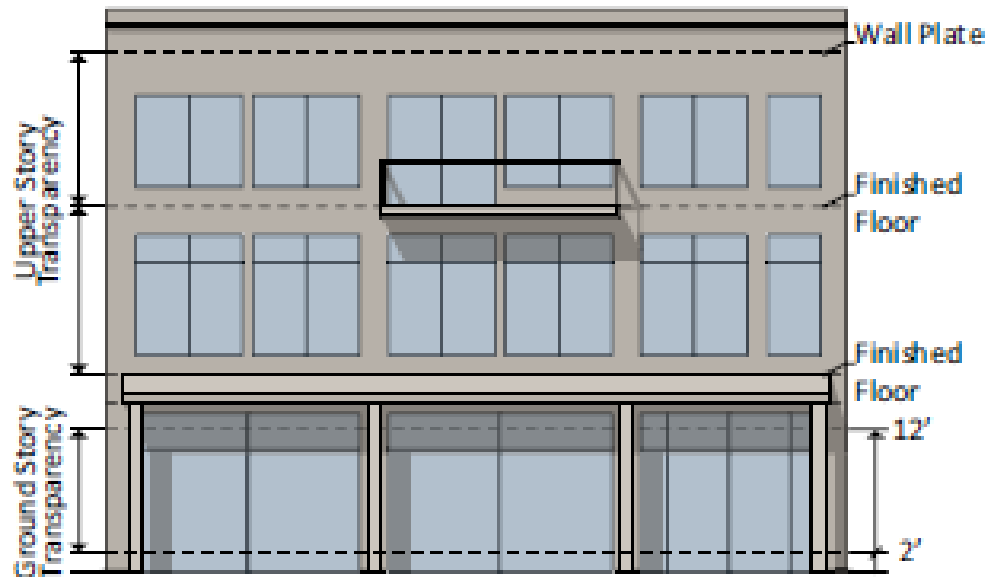


# Form-Based Districts (cont'd)

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## ► Coding for Commerce

- Percent of windows/door transparency on ground level and other floors

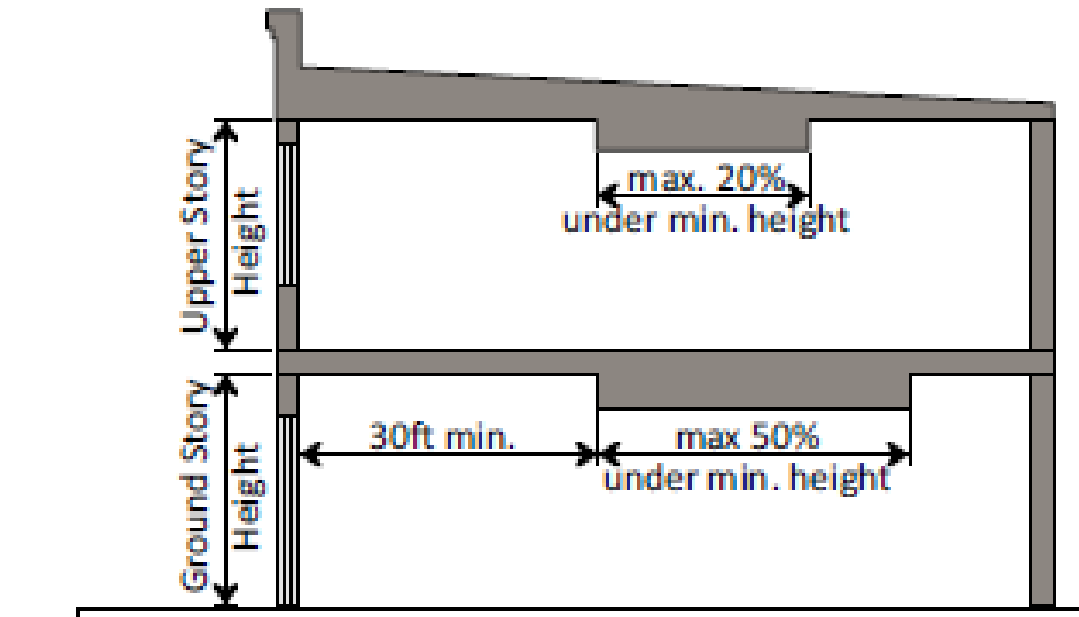




# Form-Based Districts (cont'd)

## ➤ Coding for Reuse

- Minimum Heights





# Form-Based Districts (cont'd)

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## ➡ Coding for Pedestrian Demands

- Width and placement of sidewalks depend on adjacent land uses



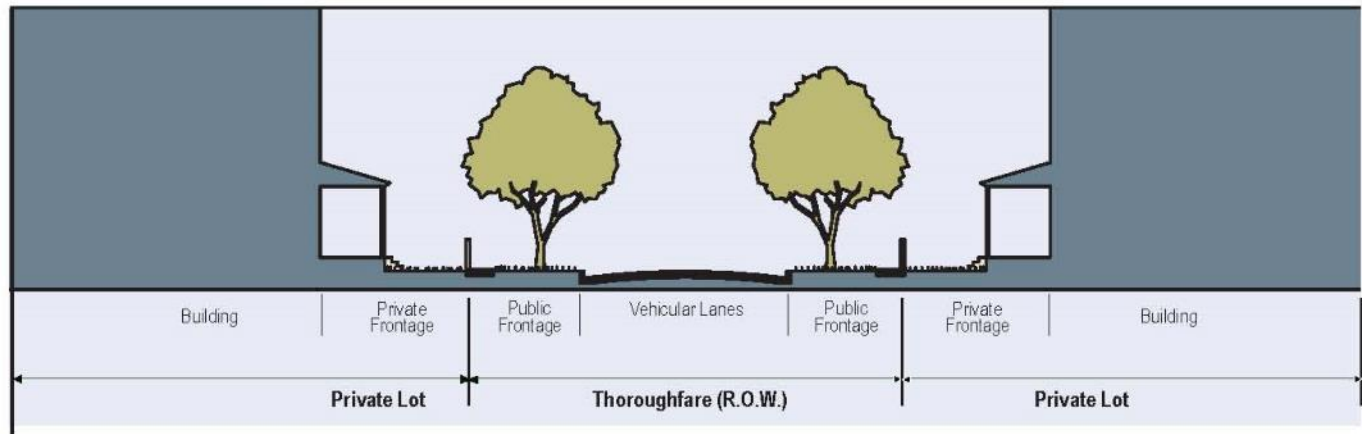


# Form-Based Districts (cont'd)

## ➡ Coding for Public and Private Realms

- Public Realm – Standards for streets, sidewalk, landscaping, lighting, etc.
- Private Realm – Standards for porches, fencing, building placement

a. THOROUGHFARE & FRONTAGES





# Residential Use Table

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| PRIMARY USE CATEGORIES            | Residential Districts |     |     |    | Office & Commerce Districts |     | Form-Based Districts |    |     |     | Industrial Districts |    | Special Districts |     |    | Additional Provisions |
|-----------------------------------|-----------------------|-----|-----|----|-----------------------------|-----|----------------------|----|-----|-----|----------------------|----|-------------------|-----|----|-----------------------|
| Residential                       | R-1                   | R-2 | R-3 | MH | O                           | MMU | DMS                  | DT | DCR | DTR | LI                   | GI | A-F               | C-P | PD | Ref.                  |
| Household Living, as listed below |                       |     |     |    |                             |     |                      |    |     |     |                      |    |                   |     |    |                       |
| Single-family detached dwelling   | P                     | P   | P   | P  | --                          | --  |                      |    |     |     | --                   | -- | S                 | --  | S  |                       |
| Duplex dwelling                   | S                     | P   | P   | -- | --                          | --  |                      |    |     |     | --                   | -- | --                | --  | S  |                       |
| Triplex or quadplex dwelling      | --                    | S   | P   | -- | S                           | S   |                      |    |     |     | --                   | -- | --                | --  | S  |                       |
| Townhome dwelling                 | --                    | S   | P   | -- | S                           | P   |                      |    |     |     | --                   | -- | --                | --  | S  |                       |
| Multi-family dwelling             | --                    | --  | P   | -- | S                           | P   |                      |    |     |     | --                   | -- | --                | --  | S  |                       |
| Manufactured home dwelling        | --                    | --  | --  | P  | --                          | --  |                      |    |     |     | --                   | -- | S                 | --  | -- |                       |
| Cottage court development         | S                     | S   | S   | -- | S                           | S   |                      |    |     |     | --                   | -- | --                | --  | S  |                       |
| Group Living, as listed below     |                       |     |     |    |                             |     |                      |    |     |     |                      |    |                   |     |    |                       |
| Independent living facility       | S                     | S   | P   | -- | S                           | P   |                      |    |     |     | --                   | -- | --                | --  | S  |                       |
| Assisted living / Nursing Home    | S                     | S   | P   | -- | S                           | P   |                      |    |     |     | --                   | -- | --                | --  | S  |                       |
| Congregate care                   | S                     | S   | P   | -- | S                           | P   |                      |    |     |     | --                   | -- | --                | --  | S  |                       |
| Dormitory                         | --                    | --  | P   | -- | S                           | P   |                      |    |     |     | --                   | -- | --                | --  | -- |                       |



# Commercial Use Table

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| Commercial                                  | R-1 | R-2 | R-3 | MH | O  | MMU | DMS | DT | DCR | DTR | LI | GI       | A-F | C-P | PD | Ref. |
|---|-----|-----|-----|----|----|-----|-----|----|-----|-----|----|----------|-----|-----|----|------|
| <b>Business Sales, with exception of</b>    | --  | --  | --  | -- | -- | P   |     |    |     |     | -- | --       | --  | --  | S  |      |
| Business sales accessory to primary use     | --  | --  | S   | -- | S  | P   |     |    |     |     | S  | S        | --  | --  | S  |      |
| Business exceeding 40,000 sf                | --  | --  | --  | -- | -- | S   |     |    |     |     | -- | --       | --  | --  | S  |      |
| Business with drive-thru                    | --  | --  | --  | -- | -- | S   |     |    |     |     | -- | --       | --  | --  | S  |      |
| Pawnshop                                    | --  | --  | --  | -- | -- | S   |     |    |     |     | -- | --       | --  | --  | -- |      |
| Vapor shop                                  | --  | --  | --  | -- | -- | S   |     |    |     |     | -- | --       | --  | --  | -- |      |
| <b>Business Services, with exception of</b> | --  | --  | --  | -- | -- | P   |     |    |     |     | -- | --       | --  | --  | S  |      |
| Animal care, no boarding                    | --  | --  | --  | -- | -- | S   |     |    |     |     | -- | --       | --  | --  | S  |      |
| Animal care, boarding or outside runs/pens  | S   | --  | --  | -- | -- | S   |     |    |     |     | -- | --       | --  | --  | S  |      |
| Broadcasting studio                         | --  | --  | --  | -- | S  | P   |     |    |     |     | P  | P        | --  | --  | -- |      |
| Business services accessory to primary use  | --  | --  | S   | -- | S  | P   |     |    |     |     | S  | S        | --  | --  | S  |      |
| Crematory                                   | --  | --  | --  | -- | -- | S   |     |    |     |     | P  | P        | --  | --  | -- |      |
| Daycare, home                               | S   | S   | S   | -- | S  | S   |     |    |     |     | -- | --       | --  | --  | S  |      |
| Daycare, center                             | S   | S   | S   | -- | S  | P   |     |    |     |     | -- | --       | --  | --  | S  |      |
| Gun range, indoor                           | --  | --  | --  | -- | -- | S   |     |    |     |     | S  | S        | --  | --  | -- |      |
| Gun range, outdoor                          | --  | --  | --  | -- | -- | --  |     |    |     |     | -- | S        | S   | --  | -- |      |
| Laundromat                                  | --  | --  | --  | -- | -- | P   |     |    |     |     | -- | --       | --  | --  | S  |      |
| Mortuary                                    | --  | --  | --  | -- | S  | P   |     |    |     |     | -- | --       | --  | --  | -- |      |
| Payday-Title Loans/Check Cashing            | --  | --  | --  | -- | -- | S   |     |    |     |     | -- | --       | --  | --  | -- |      |
| Repair shop, appliances, etc.               | --  | --  | --  | -- | -- | S   |     |    |     |     | P  | P        | --  | --  | -- |      |
| Tattoo parlor                               | --  | --  | --  | -- | -- | S   |     |    |     |     | -- | --       | --  | --  | -- |      |
| Theater                                     | --  | --  | --  | -- | -- | S   |     |    |     |     | -- | --       | --  | --  | S  |      |
| <b>Entertainment, as listed below</b>       | --  | --  | --  | -- | -- | P   |     |    |     |     | -- | --       | --  | --  | S  |      |
| Amusement facility, indoor                  | --  | --  | --  | -- | -- | P   |     |    |     |     | S  | S        | --  | --  | S  |      |
| Amusement facility, outdoor                 | --  | --  | --  | -- | -- | S   |     |    |     |     | S  | S        | S   | --  | S  |      |
| Country club                                | S   | S   | S   | -- | -- | --  |     |    |     |     | -- | --       | S   | --  | S  |      |
| <b>Sexually-oriented business</b>           | --  | --  | --  | -- | -- | --  |     |    |     |     | -- | <b>P</b> | --  | --  | -- |      |
| Sporting / musical venues                   | --  | --  | --  | -- | -- | S   |     |    |     |     | S  | S        | --  | --  | -- |      |
| <b>Lodging, as listed below</b>             |     |     |     |    |    |     |     |    |     |     |    |          |     |     |    |      |
| Bed and breakfast inn, ≤ 1 bedrooms         | S   | S   | S   | -- | -- | P   |     |    |     |     | -- | --       | --  | --  | S  |      |
| Bed and breakfast, <3 bedrooms              | --  | --  | S   | -- | -- | P   |     |    |     |     | -- | --       | --  | --  | S  |      |
| Hotel / Motel                               | --  | --  | --  | -- | -- | P   |     |    |     |     | -- | --       | --  | --  | S  |      |



# Accessory Use Table

| ACCESSORY USE CATEGORIES                | Residential Districts |     |     |    | Office & Commerce Districts | Form-Based Districts |     |    |     | Industrial Districts | Special Districts |    |     | Additional Provisions |    |      |
|---|-----------------------|-----|-----|----|-----------------------------|----------------------|-----|----|-----|----------------------|-------------------|----|-----|-----------------------|----|------|
| Accessory Uses and Activities           | R-1                   | R-2 | R-3 | MH | O                           | MMU                  | DMS | DT | DCR | DTR                  | LI                | GI | A-F | C-P                   | PD | Ref. |
| Accessory Dwelling Unit                 |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Affiliated Agricultural / Forestry Uses |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Affiliated Commerce Uses                |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Affiliated Industrial Uses              |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Affiliated Maritime Uses                |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Affiliated Residential Uses             |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Apartment Tenant Services               |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Caretaker's or Security Residence       |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Children play equipment                 |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Country Club Recreational Facilities    |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Boat Dock or Boat House, private        |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Dish Antenna                            |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Dredging or Land Filling                |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Electronic Game Promotions              |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Garden, personal use                    |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Home-Based Business                     |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Home Occupation                         |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Hunting/Fishing Lodge                   |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Kennels or pens for occupant's pets     |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Laying Hens                             |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Off-Street Parking                      |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Outdoor Display                         |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Outdoor Storage, Screened               |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Outdoor Storage, Unscreened             |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Recreational Facilities, personal use   |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Residence for religious official        |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Signs (See Sign Ordinance)              |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Special Events                          |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Storage Building <25% of primary use    |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Telecommunication Tower <70 feet        |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Telecommunication Tower ≥70 feet        |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Utilities, serving adjacent development |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
|   |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |
| Temporary Use (Assembly Permits)        |                       |     |     |    |                             |                      |     |    |     |                      |                   |    |     |                       |    |      |



# Dimensional Standards Table






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| District                      | Use                         | Max. Units / Acre | Min. Lot Area (Sq. Ft.) | Min. Lot Width (Feet) | Min. Lot Depth (Feet) | Minimum Building Setbacks (Feet)                  |                                     |                                |                            | Max. Stories | Max. Height (Feet) | Max. Lot Coverage |
|-------------------------------|-----------------------------|-------------------|-------------------------|-----------------------|-----------------------|---|-------------------------------------|--------------------------------|----------------------------|--------------|--------------------|-------------------|
|                               |                             |                   |                         |                       |                       | Front Yard <sup>3</sup><br>Front-Load / Rear Load | Rear Yard<br>Front-Load / Rear Load | Side Yard<br>Street / Interior | Side Yard<br>Zero Lot Line |              |                    |                   |
| Residential Districts         |                             |                   |                         |                       |                       |   |                                     |                                |                            |              |                    |                   |
| R-1                           | SFD                         | 5                 | 9,000 <sup>4</sup>      | 75 <sup>2</sup>       | 120                   | 25 <sup>4</sup> / 15                              | 15 / 5                              | 15 / 10                        | --                         | 3.0          | 35                 | 30%               |
| R-2                           | SFD                         | 8                 | 5,000 <sup>4</sup>      | 50 <sup>2</sup>       | 100                   | 25 <sup>4</sup> / 15                              | 15 / 5                              | 15 / 5                         | .5 / 9.5 <sup>6</sup>      | 2.5          | 35                 | 40%               |
| R-2                           | SFA                         | 12                | 3,000 <sup>4</sup>      | 30 <sup>2</sup>       | 100                   | 25 <sup>4</sup> / 15                              | 15 / 5                              | 15 / 5                         | --                         | 2.5          | 35                 | 40%               |
| R-3                           | SFD                         | Same as R-2       |                         |                       |                       |   |                                     |                                |                            |              |                    |                   |
| R-3                           | SFA                         | Same as R-2       |                         |                       |                       |   |                                     |                                |                            |              |                    |                   |
| R-3                           | TH                          | 16                | 1,000 <sup>4</sup>      | 20 <sup>2</sup>       | 50                    | 25 <sup>4</sup> / 10 <sup>5</sup>                 | 15 / 5                              | 15 / 5 <sup>5</sup>            | --                         | 2.5          | 35                 | 50%               |
| R-3                           | MF                          | 24                | 1,800 <sup>4</sup>      | 200                   | 200                   | 50  | 50                                  | 50                             | --                         | 4            | 45                 | 50%               |
| MH                            | SFD                         | 8                 | 5,000 <sup>4</sup>      | 50 <sup>2</sup>       | 100                   | 25  | 15                                  | 15 / 5                         | --                         | 2.5          | 35                 | 40%               |
| Office and Commerce Districts |                             |                   |                         |                       |                       |   |                                     |                                |                            |              |                    |                   |
| O                             | --                          | --                | 22,500                  | 150                   | 150                   | 50 / 25 <sup>7</sup>                              | 20                                  | 25 / 20                        | --                         | 4            | 45                 | 40%               |
| MMU                           | --                          | --                | 30,000                  | 200                   | 150                   | 50 / 25 <sup>7</sup>                              | 20                                  | 25 / 20                        | --                         | 4            | 45                 | 40%               |
| Downtown Form-Based Districts |                             |                   |                         |                       |                       |   |                                     |                                |                            |              |                    |                   |
| DMS                           | --                          | --                | 3,000                   | 20                    | --                    | 0-10 <sup>7</sup>                                 | 0-10 <sup>8</sup>                   | 0-10/5 <sup>9</sup>            | --                         | 4            | 45                 | 100%              |
| DT                            | --                          | --                | 5,000                   | 30                    | --                    | 0-10 <sup>7</sup>                                 | 0-10 <sup>8</sup>                   | 0-10/5 <sup>9</sup>            | --                         | 4            | 45                 | 60%               |
| DCR                           | Same as R-2 for SFD and SFA |                   |                         |                       |                       |   |                                     |                                |                            |              |                    |                   |
| DTR                           | Same as R-1 for SFD         |                   |                         |                       |                       |   |                                     |                                |                            |              |                    |                   |
| Industrial Districts          |                             |                   |                         |                       |                       |   |                                     |                                |                            |              |                    |                   |
| LI                            | --                          | --                | 1 acre                  | 200                   | 200                   | 50  | 30                                  | 30                             | --                         | --           | 45                 | 40%               |
| GI                            | --                          | --                | 10 acres                | 600                   | 600                   | 200 <sup>10</sup>                                 | 200 <sup>10</sup>                   | 200 <sup>10</sup>              | --                         | --           | 45                 | 30%               |
| Special Districts             |                             |                   |                         |                       |                       |   |                                     |                                |                            |              |                    |                   |
| A-F                           | --                          | --                | 10 acres                | 400                   | 600                   | 100   | 100/25 <sup>11</sup>                | 100/25 <sup>11</sup>           | --                         | --           | 45                 | 10%               |
| C-P                           | --                          | --                | 50 acres                | --                    | --                    | --  | --                                  | --                             | --                         | --           | 25                 | 5%                |
| PD                            | --                          | --                | 25 acres                | 500                   | 800                   | Setbacks shall be established as part of PD       |                                     |                                |                            |              | 45                 | 40%               |



# Building Types





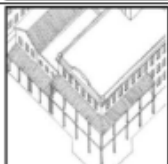
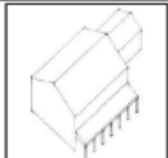
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| Table 5.1.30.A: Building Types General  |  |  |       |      |     |      |     |  |      |      |
|---|--|--|-------|------|-----|------|-----|--|------|------|
| Building Type   |  | Allowed In   |       |      |     |      |     |  |      |      |
|    | <p><b>Carriage House.</b> This Building Type is an accessory structure typically located at the rear of a lot. This structure typically provides either a small residential unit, home office space, or other small commercial or service use that may be above a garage or at ground level. This Building Type is important for providing affordable housing opportunities and incubating small businesses within walkable neighborhoods. Multiple Carriage Houses can be utilized to organize Family Compounds and Farmsteads.</p> | <table><tr><td>T2RNO</td><td>T2RC</td></tr><tr><td>T3E</td><td>T3HN</td></tr><tr><td>T3N</td><td></td></tr><tr><td>T4HC</td><td>T4NC</td></tr></table> | T2RNO | T2RC | T3E | T3HN | T3N |  | T4HC | T4NC |
| T2RNO   | T2RC   |  |       |      |     |      |     |  |      |      |
| T3E   | T3HN   |  |       |      |     |      |     |  |      |      |
| T3N   |  |  |       |      |     |      |     |  |      |      |
| T4HC  | T4NC   |  |       |      |     |      |     |  |      |      |
|    | <p><b>Estate House.</b> This Building Type is a large detached structure on a large lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a more rural setting. If located within a walkable neighborhood, this Building Type is typically located at the edge of the neighborhood, providing a transition to the more rural areas.</p>   | <table><tr><td>T2RNO</td><td>T2RC</td></tr><tr><td>T3E</td><td>T3HN</td></tr><tr><td>T3N</td><td></td></tr><tr><td>T4HC</td><td>T4NC</td></tr></table> | T2RNO | T2RC | T3E | T3HN | T3N |  | T4HC | T4NC |
| T2RNO   | T2RC   |  |       |      |     |      |     |  |      |      |
| T3E   | T3HN   |  |       |      |     |      |     |  |      |      |
| T3N   |  |  |       |      |     |      |     |  |      |      |
| T4HC  | T4NC   |  |       |      |     |      |     |  |      |      |
|    | <p><b>Village House.</b> This Building Type is a medium-sized detached structure on a medium-sized lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a neighborhood main street.</p>   | <table><tr><td>T2RNO</td><td>T2RC</td></tr><tr><td>T3E</td><td>T3HN</td></tr><tr><td>T3N</td><td></td></tr><tr><td>T4HC</td><td>T4NC</td></tr></table> | T2RNO | T2RC | T3E | T3HN | T3N |  | T4HC | T4NC |
| T2RNO   | T2RC   |  |       |      |     |      |     |  |      |      |
| T3E   | T3HN   |  |       |      |     |      |     |  |      |      |
| T3N   |  |  |       |      |     |      |     |  |      |      |
| T4HC  | T4NC   |  |       |      |     |      |     |  |      |      |
|   | <p><b>Small Lot House.</b> This Building Type is a small detached structure on a small lot that incorporates one unit. It is typically located within a primarily single-family neighborhood in a walkable urban setting, potentially near a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>  | <table><tr><td>T2RNO</td><td>T2RC</td></tr><tr><td>T3E</td><td>T3HN</td></tr><tr><td>T3N</td><td></td></tr><tr><td>T4HC</td><td>T4NC</td></tr></table> | T2RNO | T2RC | T3E | T3HN | T3N |  | T4HC | T4NC |
| T2RNO   | T2RC   |  |       |      |     |      |     |  |      |      |
| T3E   | T3HN   |  |       |      |     |      |     |  |      |      |
| T3N   |  |  |       |      |     |      |     |  |      |      |
| T4HC  | T4NC   |  |       |      |     |      |     |  |      |      |
|  | <p><b>Cottage Court.</b> This Building Type consists of a series of small, detached structures on a single lot, providing multiple units arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear yard and becomes an important community-enhancing element for this Type. This Type is appropriately scaled to fit within primarily single-family neighborhoods or medium-density neighborhoods.</p>   | <table><tr><td>T2RNO</td><td>T2RC</td></tr><tr><td>T3E</td><td>T3HN</td></tr><tr><td>T3N</td><td></td></tr><tr><td>T4HC</td><td>T4NC</td></tr></table> | T2RNO | T2RC | T3E | T3HN | T3N |  | T4HC | T4NC |
| T2RNO   | T2RC   |  |       |      |     |      |     |  |      |      |
| T3E   | T3HN   |  |       |      |     |      |     |  |      |      |
| T3N   |  |  |       |      |     |      |     |  |      |      |
| T4HC  | T4NC   |  |       |      |     |      |     |  |      |      |



# Building Types


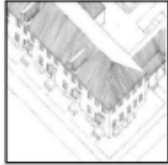
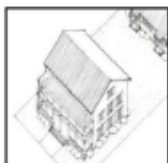

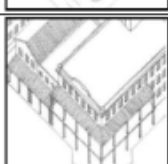
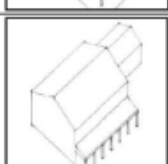
Table 5.1.30.A: Building Types General

| Building Type   | Allowed In  |
|---|---|
|  <p><b>Duplex.</b> This Building Type is a small to medium-sized structure that consists of two side-by-side or two stacked dwelling units, both facing the street. This Type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarily single-family neighborhoods or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>  | <div>T2RNO T2RC</div> <div>T3E T3HN</div> <div>T3N</div> <div>T4HC T4NC</div> |
|  <p><b>Townhouse.</b> This Building Type is a small to medium-sized attached structure that consists of three or more dwelling units placed side-by-side. This Type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. Synonym: <b>Rowhouse</b></p>  | <div>T2RNO T2RC</div> <div>T3E T3HN</div> <div>T3N</div> <div>T4HC T4NC</div> |
|  <p><b>Mansion Apartment.</b> This Building Type is a medium structure that consists of three to six side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This Type has the appearance of a medium-sized family home and is appropriately scaled to fit in sparingly within primarily single-family neighborhoods or into medium-density neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p> | <div>T2RNO T2RC</div> <div>T3E T3HN</div> <div>T3N</div> <div>T4HC T4NC</div> |
|  <p><b>Apartment House.</b> This Building Type is a medium- to large-sized structure that consists of seven to 12 side-by-side and/or stacked dwelling units, typically with one shared entry. This Type is appropriately scaled to fit in medium-density neighborhoods or sparingly within large lot predominantly single-family neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>  | <div>T2RNO T2RC</div> <div>T3E T3HN</div> <div>T3N</div> <div>T4HC T4NC</div> |
|  <p><b>Main Street Mixed-Use.</b> This Building Type is a small- to medium-sized structure, typically attached, intended to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. Smaller versions of this Type include live/work units. This Type makes up the primary component of a neighborhood main street and portions of a downtown main street, therefore is a key component to providing walkability.</p>   | <div>T2RNO T2RC</div> <div>T3E T3HN</div> <div>T3N</div> <div>T4HC T4NC</div> |
|  <p><b>Industrial/Agricultural.</b> This Building Type is a medium to large structure that accommodates retail, light industrial, agricultural and mixed uses that are too large to be appropriately housed in a residential building type. This Building Type is typically located on the edge of the commercial core within a rural crossroads or hamlet place type. The design and massing of this Building Type find their precedent in the vernacular packing sheds, barns, and warehouses of the Lowcountry.</p>   | <div>T2RNO T2RC</div> <div>T3E T3HN</div> <div>T3N</div> <div>T4HC T4NC</div> |



# Building Types

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| Table 5.1.30.A: Building Types General  |  |   |
|---|--|---|
| Building Type   |  | Allowed In  |
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|    | <b>Mansion Apartment.</b> This Building Type is a medium structure that consists of three to six side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This Type has the appearance of a medium-sized family home and is appropriately scaled to fit in sparingly within primarily single-family neighborhoods or into medium-density neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. | <div>T2RNO T2RC</div> <div>T3E T3HN</div> <div>T3N</div> <div>T4HC T4NC</div> |
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# Dimensional Standards Table

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## Residential Zoning

SF allows Single-Family detached (1-8 units per acre)

DT allows SF and Duplex & Triplex (6-16 units per acre)

MF allows SF, DT and Multi-Family (12-24 units per acre)

HD allows SF, DT, MF and High-Density (18+ units per acre)

+ allows Accessory Dwelling Unit

+C allows Cottage Unit Development

| District | Residential | Minimum           | Mixed-Uses         |
|----------|-------------|-------------------|--------------------|
| R-1      | SF+SP       | 9,100             |                    |
| R-2      | DT          | 5,000 or 3,000    |                    |
| R-3      | MF          | 5,000 or 3,000    |                    |
| RED      | SF+         | 5,000             | NP                 |
| RCD      | DT+C        | 5,000 or 1,000 CD | Commercial SP      |
| HVD      | MF+         | 10,000 or 1,000   | Commercial         |
| HDD      | HD          | 10,000 or 1,000   | Commercial & LI SP |

NP Not Permitted

SP Special Use





